

112.0

0004

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

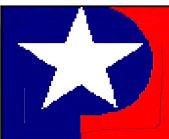
853,000 / 853,000

USE VALUE:

853,000 / 853,000

ASSESSED:

853,000 / 853,000


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 46 | | THESDA ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------------------|------------|
| Owner 1: CORBETT RICHARD W-BRENDA F | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 46 THESDA ST | |
| Street 2: | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |
| | Type: |

| PREVIOUS OWNER | Unit #: |
|----------------|---------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Vinyl Exterior and 2536 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R1 SINGLE FA 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo 2 Above Stree |
| s Street |
| t Gas: |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |
| 9/16/2004 910 Manual 20,000 G6 GR FY06 19 x 12 sunroom |

| ACTIVITY INFORMATION |
|---------------------------------------|
| Date Result By Name |
| 9/18/2018 Meas/Inspect CC Chris C |
| 4/7/2009 Meas/Inspect 372 PATRIOT |
| 4/19/2005 Permit Visit BR B Rossignol |
| 3/6/2000 Inspected 276 PATRIOT |
| 2/7/2000 Measured 264 PATRIOT |
| 7/30/1998 PM Peter M |

| LAND SECTION (First 7 lines only) |
|---|
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes |
| Code Fact PriceUnits Units Type Type Factor Value Price Adj Neigh Infl Mod Infl % Infl % Infl % Class % Land Code |
| 101 One Family 7166 Sq. Ft. Site 0 70. 0.89 6 |
| |
| |
| |
| |

| IN PROCESS APPRAISAL SUMMARY |
|---|
| Use Code Land Size Building Value Yard Items Land Value Total Value |
| 101 7166.000 408,000 500 444,500 853,000 |
| Total Card 0.165 408,000 500 444,500 853,000 |
| Total Parcel 0.165 408,000 500 444,500 853,000 |
| Source: Market Adj Cost Total Value per SQ unit /Card: 336.36 /Parcel: 336.36 |
| Entered Lot Size Total Land: Land Unit Type: |
| Land Unit Type: |

| PREVIOUS ASSESSMENT |
|---|
| Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date |
| 2022 101 FV 408,000 500 7,166. 444,500 853,000 Year end 12/23/2021 |
| 2021 101 FV 396,700 500 7,166. 444,500 841,700 Year End Roll 12/10/2020 |
| 2020 101 FV 396,800 500 7,166. 444,500 841,800 Year End Roll 12/18/2019 |
| 2019 101 FV 287,500 500 7,166. 438,100 726,100 Year End Roll 1/3/2019 |
| 2018 101 FV 272,700 0 7,166. 336,500 609,200 Year End Roll 12/20/2017 |
| 2017 101 FV 272,700 0 7,166. 317,500 590,200 Year End Roll 1/3/2017 |
| 2016 101 FV 272,700 0 7,166. 292,100 564,800 Year End 1/4/2016 |
| 2015 101 FV 266,400 0 7,166. 273,000 539,400 Year End Roll 12/11/2014 |

| SALES INFORMATION |
|-------------------|
| TAX DISTRICT |

| PAT ACCT. |
|--|
| Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes |
| 15345-54 12/1/1983 60,000 No No Y |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |
| 4/17/1998 258 Addition 40,000 G6 GR FY06 25X40 2ND ST ADD |

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| 2019 101 FV 287,500 500 7,166. 438,100 726,100 Year End Roll 1/3/2019 |
| 2018 101 FV 272,700 0 7,166. 409,200 609,200 Year End Roll 12/20/2017 |
| 2017 101 FV 272,700 0 7,166. 390,500 590,200 Year End Roll 1/3/2017 |
| 2016 101 FV 272,700 0 7,166. 365,800 564,800 Year End 1/4/2016 |
| 2015 101 FV 266,400 0 7,166. 347,200 539,400 Year End Roll 12/11/2014 |

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| LAND SECTION (First 7 lines only) |
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|---------------------------------|-------------------|-------------|-------------------------|------------------------------------|-----------------|--------|-----|-------------------------|---------------------------------|-----------|----------|----------------------|------|-------|------------|--------------|--------------|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: 05 - Garrison | | | | Full Bath: 2 | Rating: Average | | | A Bath: | Rating: | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | 3/4 Bath: 1 | Rating: Average | | | A 3QBth: | Rating: | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 1/2 Bath: | Rating: | | | A HBth: | Rating: | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | OthrFix: | Rating: | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | | | |
| Color: SALMON | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | |
| Grade: C - Average | | | | Kits: 1 | Rating: Good | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | | |
| Year Blt: 1952 | Eff Yr Blt: | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Fpl: 1 | Rating: Average | | | Other | | | | | | | | | | | |
| Jurisdct: G6 | | Fact: . | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | |
| Const Mod: | | | | | | | | Lvl 2 | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Lvl 1 | | | | | | | | | | | |
| | | | | | | | | Lower | | | | | | | | | | | |
| | | | | | | | | Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | |
| Prim Int Wal 1 - Drywall | | | | Total Units: | | | | Interior: | 1 | 8 | 4 | | | | | | | | |
| Sec Int Wall: | | % | | Floor: | | | | Additions: 1998 | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | Kitchen: | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | Baths: | | | | | | | | | | | |
| Sec Floors: | | % | | | | | | Plumbing: | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | Electric: | | | | | | | | | | | |
| Subfloor: | | | | | | | | Heating: | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | | | | | General: | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 112.0-0004-0004.A | | | | | | | | | | | | IMAGE | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | |
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 2004 | 0.00 | T | 12 | 101 | | | | | | | |
| 19 | Patio | D | Y | 1 | 10X10 | A | AV | 2004 | 6.00 | T | 12 | 101 | | | 500 | | 500 | | |
| More: N | Total Yard Items: | 500 | Total Special Features: | | | | | | Total: | 500 | | | | | | | | | |